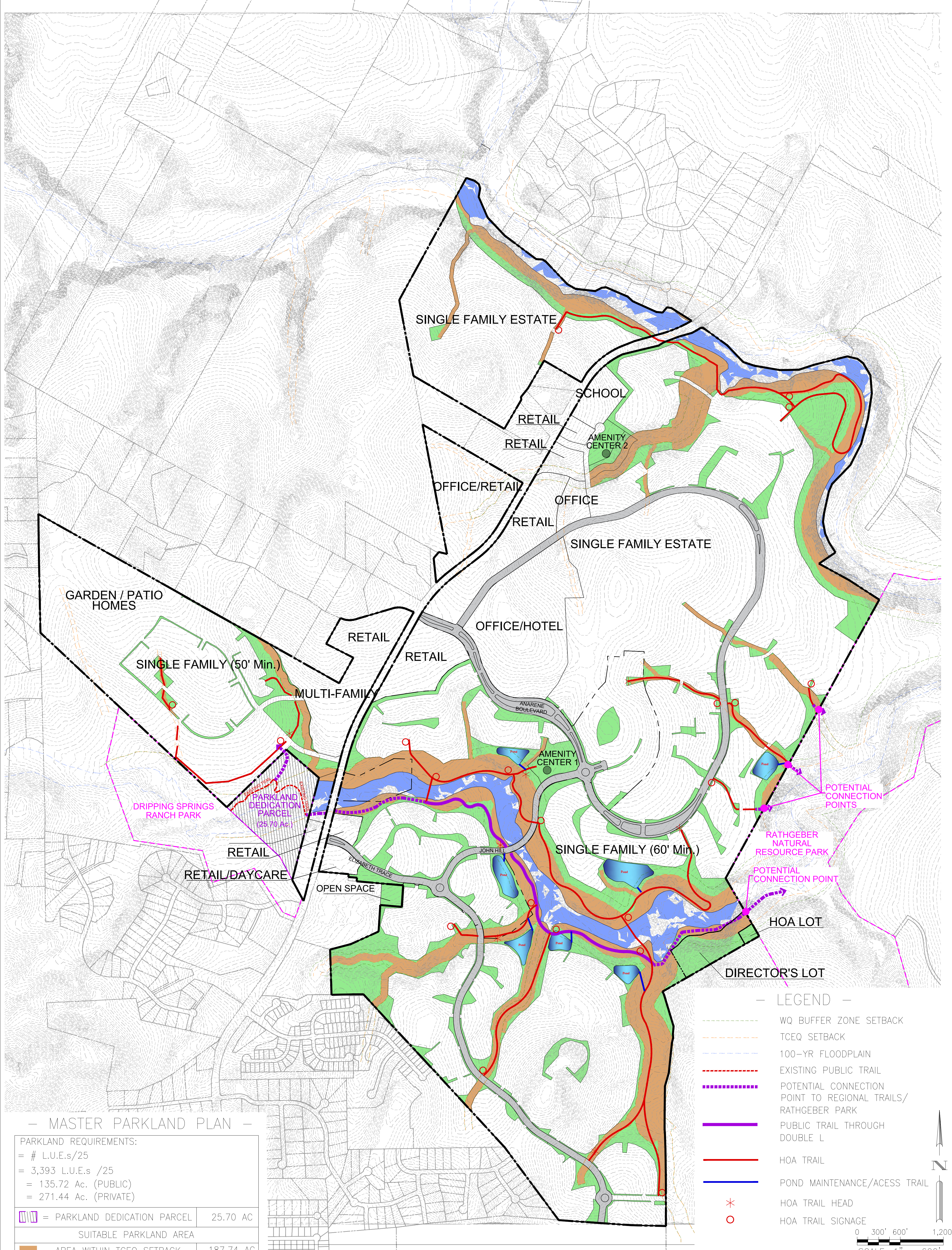


DOUBLE 'L'

MASTER PARKLAND EXHIBIT

(A TREND DEVELOPMENT, INC. COMMUNITY)



— MASTER PARKLAND PLAN —

PARKLAND REQUIREMENTS:	
= # L.U.E.s/25	
= 3,393 L.U.E.s /25	
= 135.72 Ac. (PUBLIC)	
= 271.44 Ac. (PRIVATE)	
	= PARKLAND DEDICATION PARCEL 25.70 AC
SUITABLE PARKLAND AREA	
	= AREA WITHIN TCEQ SETBACK (OUTSIDE FLOODPLAIN) 187.74 AC (39.21%)
	= AREA OUTSIDE FLOODPLAIN (OUTSIDE TCEQ SETBACK) 217.06 AC (44.16%)
	= AREA WITHIN FLOODPLAIN 52.82 AC (11.18%)
SUITABLE PARKLAND AREA = 483.32 Ac.	

— TRAIL LINEAR FOOTAGE —

PUBLIC TRAIL = +/- 8,825 L.F.
HOA TRAIL = +/- 32,824 L.F.

— LEGEND —

- WQ BUFFER ZONE SETBACK
- TCEQ SETBACK
- 100-YR FLOODPLAIN
- EXISTING PUBLIC TRAIL
- POTENTIAL CONNECTION POINT TO REGIONAL TRAILS/RATHGEBER PARK
- PUBLIC TRAIL THROUGH DOUBLE L
- HOA TRAIL
- POND MAINTENANCE/ACCESS TRAIL
- HOA TRAIL HEAD
- HOA TRAIL SIGNAGE

0 300' 600' 1,200'
SCALE: 1" = 600'

NOTE: ALL TRAILS AROUND LITTLE BARTON CREEK ARE PROPOSED AS 8' WIDE FOR MAINTENANCE ACCESS.

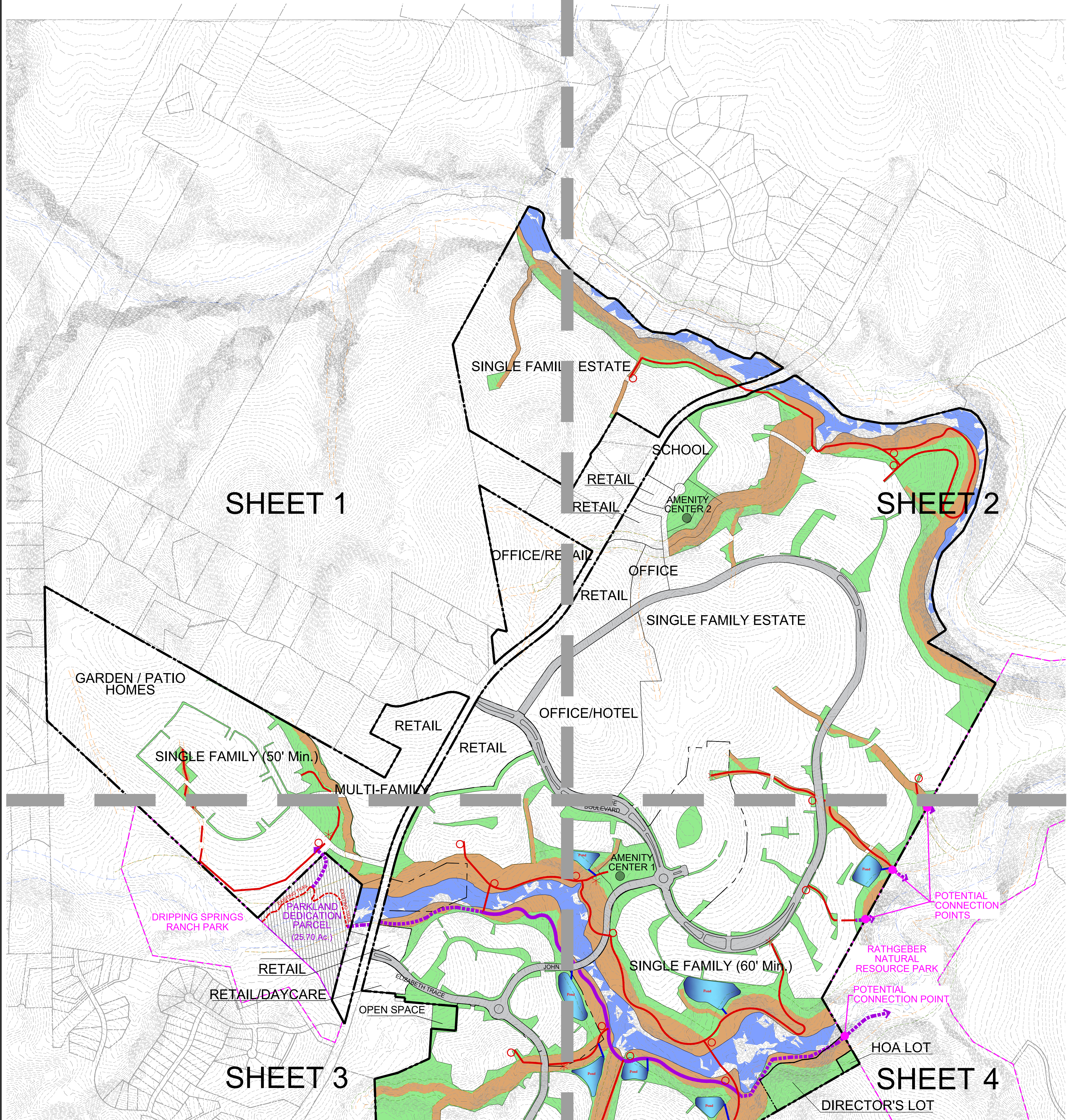
BGE, Inc.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
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TBPE Registration No. F-1046



DOUBLE 'L'

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(A TREND DEVELOPMENT, INC. COMMUNITY)



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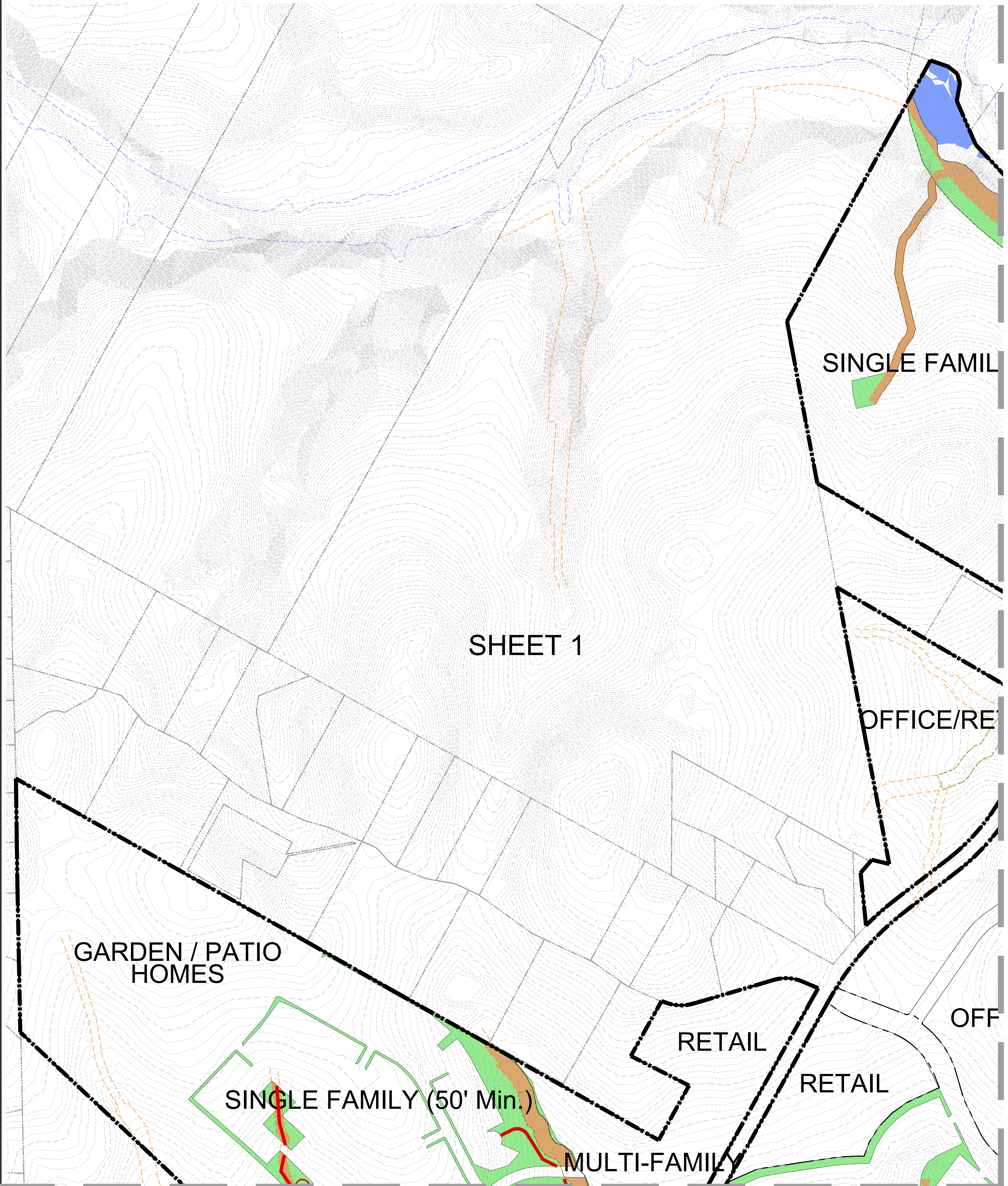
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MASTER PARKLAND EXHIBIT (A TREND DEVELOPMENT, INC. COMMUNITY)



MATCHLINE : SEE SHEET 2

MATCHLINE : SEE SHEET 3

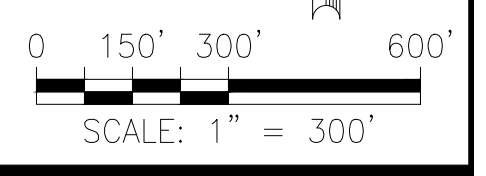
— MASTER PARKLAND PLAN —

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MASTER PARKLAND EXHIBIT

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SHEET 2

MATCHLINE : SEE SHEET 1

MATCHLINE : SEE SHEET 4

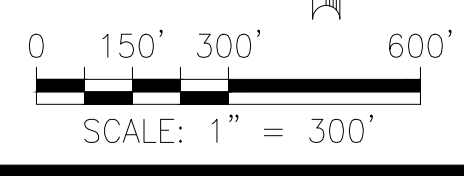
- MASTER PARKLAND PLAN -

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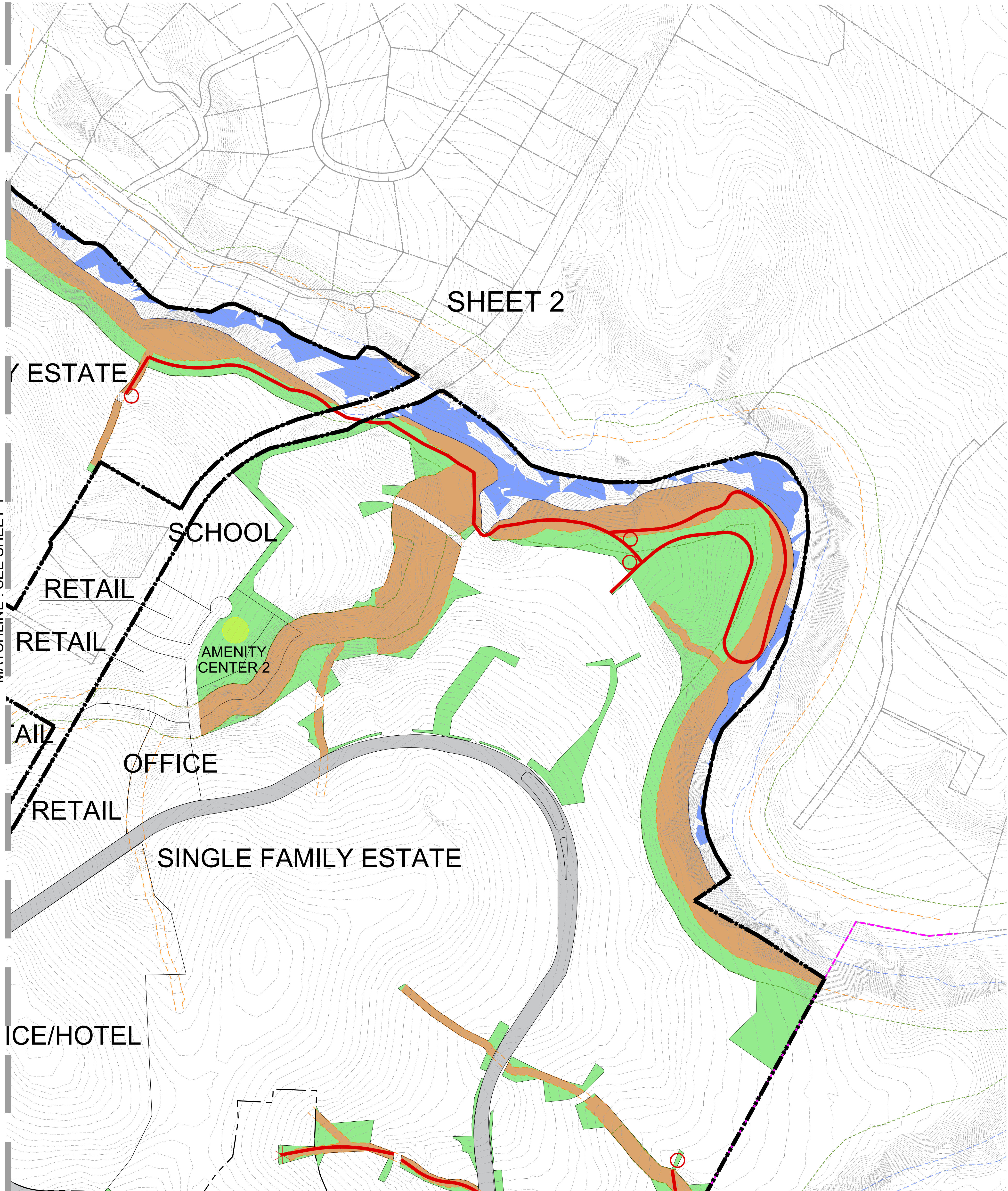
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	TCEQ SETBACK
	100-YR FLOODPLAIN
	EXISTING PUBLIC TRAIL
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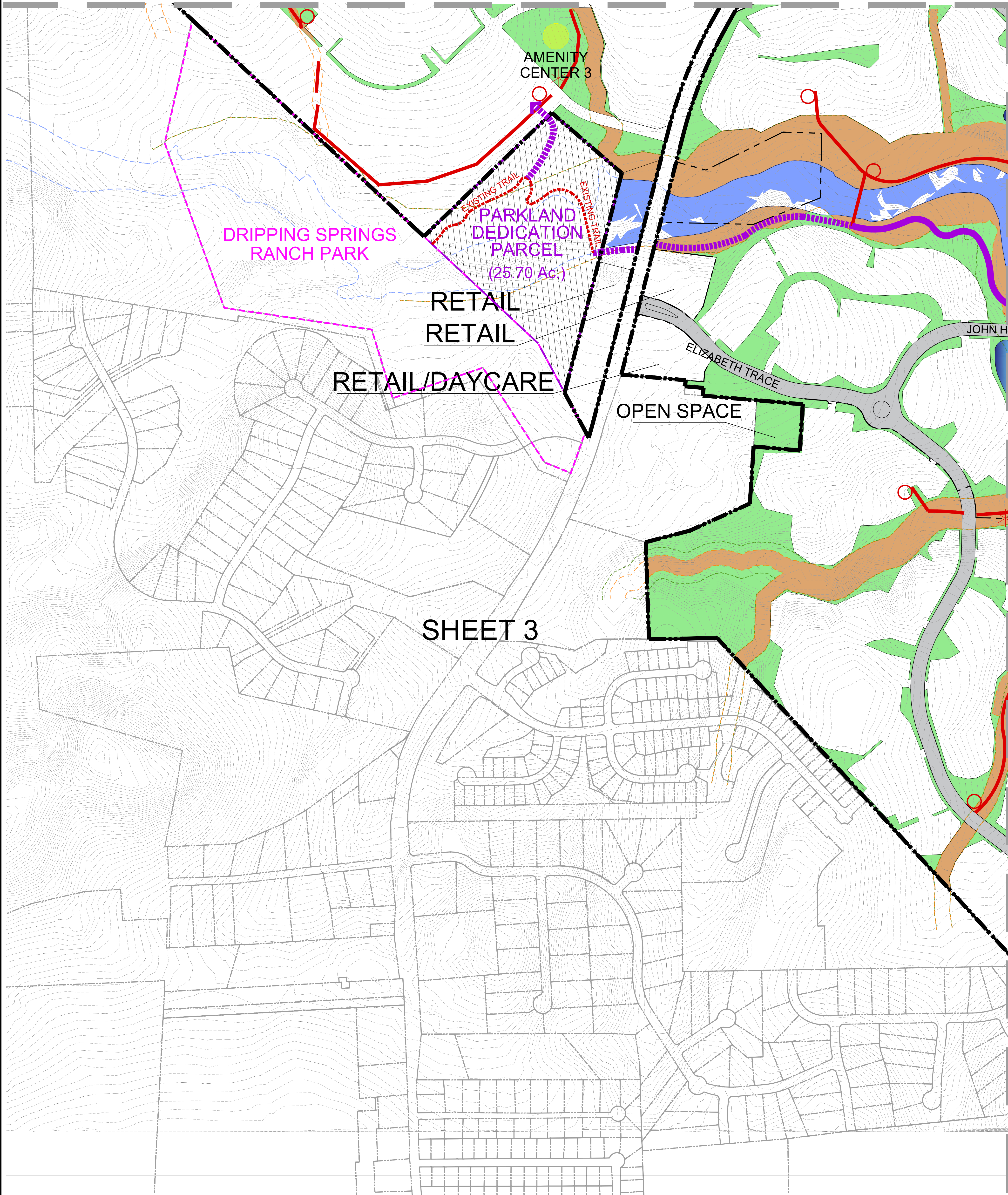
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MASTER PARKLAND EXHIBIT (A TREND DEVELOPMENT, INC. COMMUNITY)

MATCHLINE : SEE SHEET 1



SHEET 3

MATCHLINE : SEE SHEET 4

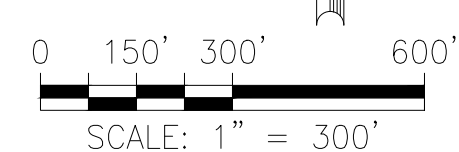
- MASTER PARKLAND PLAN -

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MATCHLINE : SEE SHEET 2



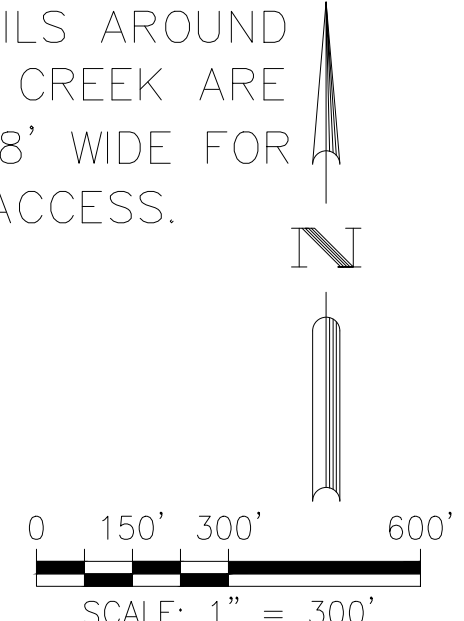
SHEET 4

— MASTER PARKLAND PLAN —

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